

香港優質樓宇評審委員會秘書處的話 Message from the Hong Kong Quality Building Assessment Panel Secretariat

轉眼間，「自願樓宇評審計劃」（計劃）由2012年7月起已運作了超過六年頭。截至2019年2月，共有49棟樓宇在本計劃下成功獲得認證，一些其他參與認證的樓宇亦已接近完成樓宇評審，相信在2019年內將有更多樓宇獲得認證。

隨著更多的樓宇獲得認證，公眾對「計劃」的認識亦漸漸增加。至2019年2月，秘書處共收到超過1,700個有關「計劃」的查詢，共有270棟樓宇已參與或承諾參與「計劃」。此外，「自願樓宇評審計劃」評審員名冊上，有接近300位專業人士，為業主提供樓宇專業的評審服務。

在這些年間，除了在有關政府部門及專業學會支持下建立了一套可供樓宇業主和管理人遵從的優質樓宇管理系統外，秘書處亦透過樓宇評審過程，與評審員和物業管理人作出互動和交流，從當中實際的經驗了解到他們在進行訂明檢驗及修葺時面對的常見問題及困難。就此，在不降低樓宇管理及安全的標準下，我們不斷檢討及優化評審要求以切合實際情況。其中一個例子就是於2017-2018年度的「香港優質樓宇評審委員會」會議通過，放寬須遵從及完成已發出的「消防安全指示」（有關改善工程）的要求。

除此之外，透過我們在頒發證書前對樓宇評審作出的覆核，我們會就樓宇的管理及維修方面找出可改善及讚賞的地方並提出意見，鼓勵樓宇管理人持續維持或提升樓宇的管理水平。

藉著政府實施的強制措施及「自願樓宇評審計劃」的配合，我們的社區將會更健康和安樂，讓大家安居樂業。

秘書處在此祝願大家在新的一年生活愉快！

Times flies! It has been six years since the implementation of the Voluntary Building Assessment Scheme (VBAS) from July 2012. As at February 2019, a total of 49 buildings were successfully certified under the VBAS. Building assessment for some other participating buildings are also nearly completed. We expect more buildings would obtain certification in 2019.

Public awareness of the VBAS has been increasing when more buildings have been accredited under the VBAS. So far, we have received over 1,700 enquiries about VBAS and a total of 270 buildings have already joined or committed to join the scheme. In addition, a pool of around 300 building professionals are on the VBAS Assessors List who are ready to provide professional services in building assessment.

Apart from developing a quality building and management system with the support from related government departments and professional institutes for building owners and managers to follow, we have gained actual experiences over the years in going through the building assessment process with the VBAS Assessors and building managers. The Panel Secretariat is getting to know the common difficulties and problems they are facing in carrying out the prescribed building inspections and repairs. We continue to review and refine the assessment requirements to suit the practical circumstances but not have the standard of building management & maintenance lowered. For example, the Hong Kong Quality Building Assessment Panel in 2017/18 resolved to relax the assessment requirements by excluding the "Absence or compliance of Fire Safety Directions issued by government", which is of improvement nature, as a pre-requisite for VBAS certification.

On the other hand, through our examination process after the building assessment and before award of certificates, we have been always able to identify areas for improvements and commendations in building management & maintenance aspects. Comments would be made to the building owners / managers with an aim to encourage to maintain or upgrade the management standard of the buildings.

With government's mandatory measures and our voluntary scheme in place for building care, we shall find our community healthier and safer to live in. Lastly, taking this opportunity, we wish you all a prosperous year to come!